

RUTAR

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

February 27, 2006

City of Las Vegas
Planning & Development
Current Planning Department
731 South Fourth Street
Las Vegas, Nevada 89101

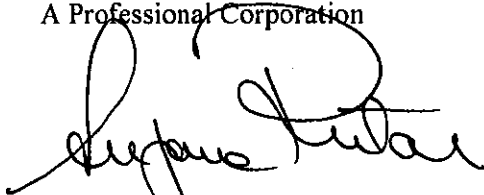
Re: Justification Letter for
Rezoning Application
Site Development Plan Review Application w/
Waiver of Step Back Setback
APN #162-03-110-135; 136 & 061
1300; 1306 & 1310 South Casino Center
SWC of South Casino Center & Colorado

To Whom It May Concern:

This letter is a justification letter for a Rezoning Application and Site Development Plan Review Application with a Waiver of Step Back Setback requirements Application for the above referenced properties. Two of the three properties are presently zoned R-4 and one of them is zoned C-2. The Applicant is proposing to rezone the R-4 properties to C-2 zoning in order to develop all three of the properties into a 498 high, mixed use tower project with approximately 8,294 s.f. of retail @ ground level, 8 stories of parking garage and 34 stories of residential condominium units. The parking is calculated @ 300 parking spaces REQUIRED (1 per residential unit and 3/1000 s.f. of retail space) and the total on site parking PROVIDED is 306 spaces. The residential tower is proposed to provide 33 studio units; 66- 1 bedroom units; 132 2-bedroom units and 44 - 3 bedroom or more units for the total of 275 residential condominiums. The Waiver of the step back requirements is requested along the south and west building elevations. Because these two sides of the building are along the property to the south and the alley to the west, the approval of this waiver shall not adversely affect any of the pedestrian corridors.

Thank you for your consideration of this request.. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
SUZANA RUTAR Architect, LTD.
A Professional Corporation



Suzana Rutar, AIA, CSI, NCARB
Principal Architect

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SPR-12071